

S:\2008\Facilities\2014\1.00 Columbia Mall\CADD\Drawings\FDP_2014.1.02 (FDP 1-3) Final Dev Plan 1.dwg May 15, 2012 3:11 pm msmith

Final Development Plan

DOWNTOWN COLUMBIA

The Mall Neighborhood

GENERAL NOTES

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE APRIL 6, 2010.
2. THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FINAL DEVELOPMENT PLAN.
3. APPLICABLE DPZ NUMBERS: FDP-4-A-V, SDP-80-01, F-97-19, F-91-113, F-97-155, F-97-159, S-96-09, SDP-97-107, SDP-97-158, SDP-98-44, WP-98-81, SDP-98-124, SDP-99-116, SDP-00-57, WP-03-034, F-04-45, FDP-47-A-VII, SDP-05-27, SDP-70-47, SDP-81-81, SDP-91-126, F-91-174, F-98-145, F-98-47, F-03-154, F-05-123, WP-04-52.
4. A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN.

FINAL DEVELOPMENT PLAN CRITERIA

1. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICES USES AND COMMERCIAL RETAIL USES:

31,500 SQ. FT.± OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT.± OF NEW RETAIL/RESTAURANT SPACE, (43,500 SQ. FT.± NET INCREASE OF G.L.A.)
2. MAXIMUM BUILDING HEIGHTS:

THE MAXIMUM BUILDING HEIGHTS PERMITTED ON THE MALL NEIGHBORHOOD IS AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.
3. MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:

THIS FINAL DEVELOPMENT PLAN PROPOSES STREET LEVEL NEIGHBORHOOD RETAIL USE. THE MAXIMUM RETAIL USE FOOTPRINT WILL NOT EXCEED 75,00 SQ. FT.
4. A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:

SECONDARY AMENITY SPACE OF AT LEAST 12,350 SQ. FT. WILL BE LOCATED IN AN AREA BETWEEN THE EXISTING L.L. BEAN PLAZA AND FUTURE MALL ENTRANCE AND BETWEEN THE EXISTING MALL ENTRANCE AND THE CURRENT NORDSTROM PARKING DECK. FINAL LOCATION AND CONFIGURATION WILL BE DETERMINED AT THE SDP SUBMISSION.
5. PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:

PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN DOWNTOWN, THE HOWARD HUGHES CORPORATION (THHC) WILL SUBMIT A PHASING SCHEDULE FOR IMPLEMENTATION OF THE ENVIRONMENTAL RESTORATION WORK ON PROPERTY OWNED BY THHC AND WILL ALSO SUBMIT A SITE DEVELOPMENT PLAN FOR THE FIRST PHASE OF THIS WORK TO SATISFY CEPP#7.
6. PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:

PROPERTY WITHIN THE FINAL DEVELOPMENT PLAN AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE IS HELD, OWNED AND MAINTAINED SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT GRANTING PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS AND INGRESS/EGRESS RIGHTS BETWEEN THE FDP AREA AND ADJACENT PUBLIC THOROUGHFARES, INCLUDING UPON SIDEWALKS AND WALKWAYS, AS WELL AS AN EASEMENT TO USE ALL COMMON AREA FOR THEIR INTENDED PURPOSE. EACH PROPERTY OWNER IS REQUIRED TO SHARE IN THE MAINTENANCE EXPENSES OF SUCH SPACES PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT. SUCH MAINTENANCE RESPONSIBILITIES MAY ULTIMATELY BE ASSUMED BY A DOWNTOWN MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION. THIS DOCUMENT IS AVAILABLE AT LIBER 552 PAGE 382 OF THE HOWARD COUNTY LAND RECORDS.

ADDITIONAL NOTES

1. MAXIMUM NUMBER AND UNIT TYPES OF NET NEW DWELLINGS: N/A
2. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES; THE BALANCE OF USES CHART FROM PAGE 2 OF THE IMPLEMENTATION PLAN IS SHOWN ON PAGE 1 OF THE FDP SHEETS.
3. MAXIMUM NUMBER OF NET NEW HOTEL ROOMS: N/A
4. MAXIMUM BUILDING HEIGHTS; THE MAXIMUM BUILDING HEIGHTS ARE SHOWN ON PAGE 2 OF THE NEIGHBORHOOD CONCEPT PLAN.
5. MAXIMUM SIZE OF A RETAIL-USE FOOTPRINT; THE MAXIMUM SIZE OF A RETAIL FOOTPRINT WILL BE 75,000 SQ. FT.
6. A DESCRIPTION OF THE COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT: N/A
7. A STATEMENT IDENTIFYING:

THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.A.9 AND - NONE: N/A

THE STATUS OF ANY DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS, AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN; SEE PAGES 23 THROUGH 33 OF THE NEIGHBORHOOD IMPLEMENTATION PLAN.
8. PROPOSED LOCATION FOR ENVIRONMENTAL RESTORATION: N/A
9. PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN, AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART NOT PROPOSED TO BE IN PUBLIC OWNERSHIP; SEE NOTE ON FDP COVER SHEET.

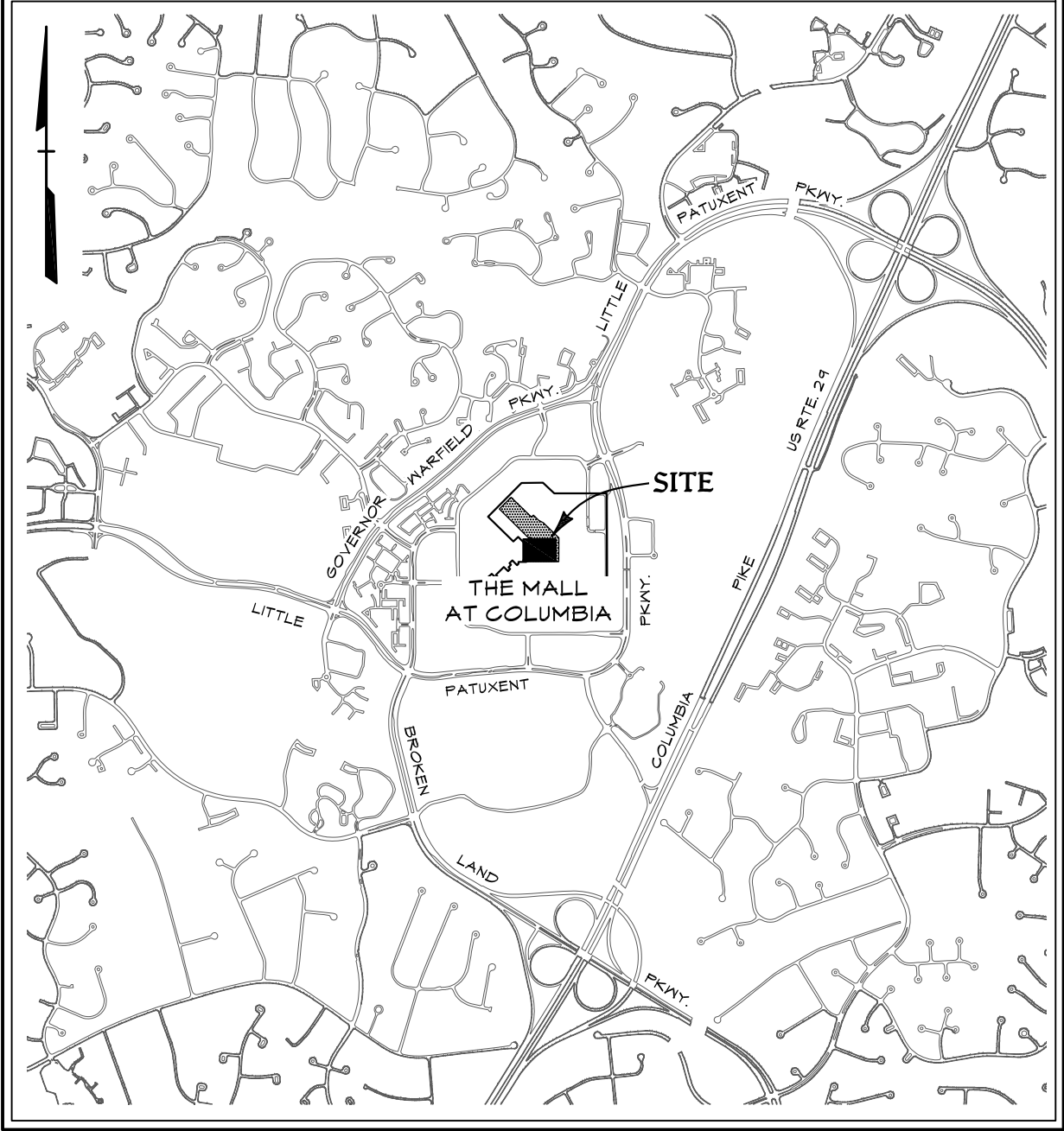
HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY

DATE

HO. CO. PLAN. BD. CHAIRPERSON

DATE



VICINITY MAP

Scale: 1"=2000'

SHEET INDEX

- 1 COVER SHEET
- 2 CONTEXT PLAN
- 3 PLAN AREA

PURPOSE NOTE:

1. 31,500 SQ. FT.± OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT.± OF NEW RETAIL/RESTAURANT SPACE, (43,500 SQ. FT.± NET INCREASE OF G.L.A.)
2. THE ADDITIONAL NET NEW LEASABLE AREA WILL REQUIRE ADDITIONAL PARKING. UNTIL THE SDP STAGE IT WILL BE UNKNOWN HOW MUCH PARKING AND WHERE IT WILL BE LOCATED. PARKING WILL BE CALCULATED BASED ON THE CURRENT ZONING REGULATIONS SECTION 133.E.3 - DOWNTOWN REVITALIZATION. THE REQUIRED PARKING WILL BE MET BY A COMBINATION OF ON-SITE PARKING, SHARED PARKING, STRUCTURAL PARKING, OR A COMBINATION THEREOF.

RECORDED AS PLAT NUMBER
ON
AMONG THE LAND
RECORDS OF HOWARD COUNTY,
MARYLAND

OWNER/PETITIONER

GENERAL GROWTH PROPERTIES
10440 LITTLE PATUXENT PARKWAY, SUITE 1000
COLUMBIA, MARYLAND 21044
ATTN: CHRISTINE MCGRUIR
410-492-6000

DOWNTOWN COLUMBIA

THE MALL NEIGHBORHOOD

COLUMBIA

FINAL DEVELOPMENT PLAN

COLUMBIA TOWN CENTER
SECTION 2 AREA 1

5th ELECTION DISTRICT
TAX MAP: 36
SCALE: 1"=1000'

HOWARD COUNTY, MARYLAND
PARCEL 460, LOT 47
SHEET 1 OF 3

CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: _____ EXPIRATION DATE: _____

TABULATION OF LAND USE

DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	N/A
DOWNTOWN COMMUNITY COMMONS (DCC)	12,350 S.F.
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	N/A
DOWNTOWN PUBLIC FACILITIES (DPF)	N/A
DOWNTOWN PARKLAND (DPL)	N/A
DOWNTOWN MIXED USE AREAS (DUMA)	234,635 S.F.
TOTAL	246,985 S.F. (5.67 AC.)

NOTES

1. THE NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND THE NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP WHICH INCLUDES THE FDP WHICH INCLUDES THE NEIGHBORHOOD CONCEPT PLAN (NCP).

THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.

THE NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THESE FDP PLANS.

SITE DATA

1. TOTAL ACREAGE WITHIN THE AREA COVERED BY THE MALL NEIGHBORHOOD IS 1,657,022.4 SQ.FT./38.04± ACRES.
2. TOTAL ACREAGE WITHIN THE AREA COVERED BY THIS FDP IS 5.67± ACRES. (FUTURE PHASE AREA = 32.37 AC.)
3. 100% OF THE SITE AREA HAS BEEN DEVELOPED.
4. THERE ARE NO PROPOSED DOWNTOWN ARTS AND ENTERTAINMENT PARKS WITHIN THE PLAN AREA.
5. THERE ARE NO PROPOSED DOWNTOWN COMMUNITY COMMONS WITHIN THE PLAN AREA.
6. THERE ARE NO DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING WOODLANDS OR FLOODPLAINS WITHIN THE PLAN AREA.
7. THERE ARE NO PROPOSED DOWNTOWN PUBLIC FACILITIES WITHIN THE PLAN AREA.
8. THERE ARE NO PROPOSED DOWNTOWN PUBLIC PARKLANDS WITHIN THE PLAN AREA.
9. THERE ARE NO PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA.
10. SEE PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS: SDP-05-145, SDP-98-44, SDP-97-158, SDP-97-107, SDP-98-124, SDP-99-116, SDP-00-57, SDP-04-111, SDP-05-27, SDP-97-107, SDP-70-47, SDP-80-01.
11. THE SITE CURRENTLY DRAINS TO AN EXISTING UNDERGROUND STORMWATER MANAGEMENT FACILITY, SEE SDP-98-44. PROPOSED CONDITIONS WILL BE TREATED VIA A COMBINATION OF A RAIN WATER HARVESTING SYSTEM, PERVIOUS PAVERS AND BIO-SWALES.
12. THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS/STRUCTURES OR PUBLIC ART WITHIN THE LIMITS OF THIS FINAL DEVELOPMENT PLAN.
13. THIS PLAN SUMMARIZES THE DETAILS WITHIN THE MALL NEIGHBORHOOD. FOR THE AREAS OUTSIDE THE MALL NEIGHBORHOOD THE INFORMATION IS FOR REFERENCE ONLY. REFER TO THE WARFIELD NEIGHBORHOOD PLANS OR DOWNTOWN PLAN FOR FINAL ADJACENT NEIGHBORHOOD DETAILS.
14. ALL BOUNDARY INFORMATION AND COORDINATES ARE IN PLAT DATUM.
15. THE PETITIONER WILL INCORPORATE ART IN THE COMMUNITY EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COSTS OR WILL PAY A FEE-IN-LIEU AS PROVIDED IN SECTION 125.A.9.f.(2) OF THE ZONING REGULATIONS.

THE NEIGHBORHOODS

Scale: 1"=1000'

